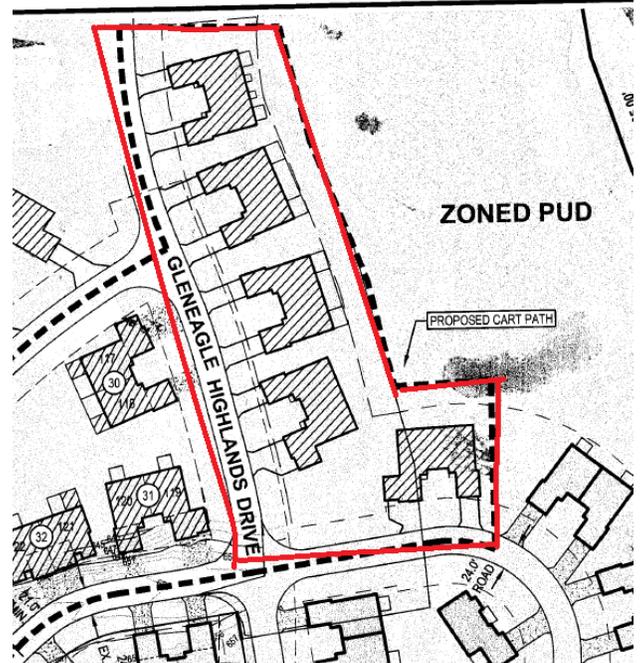


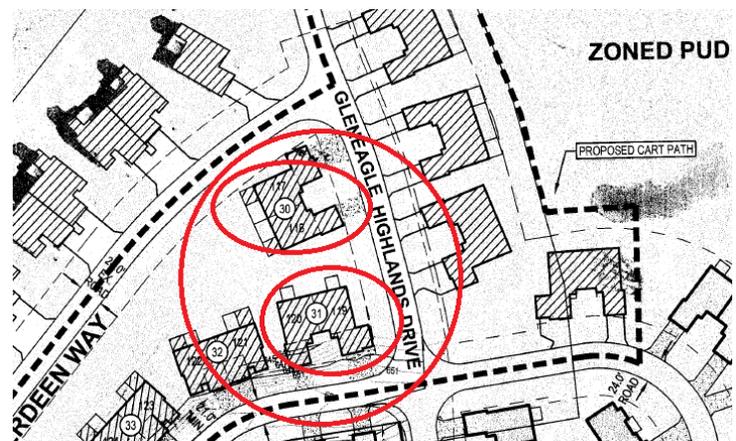
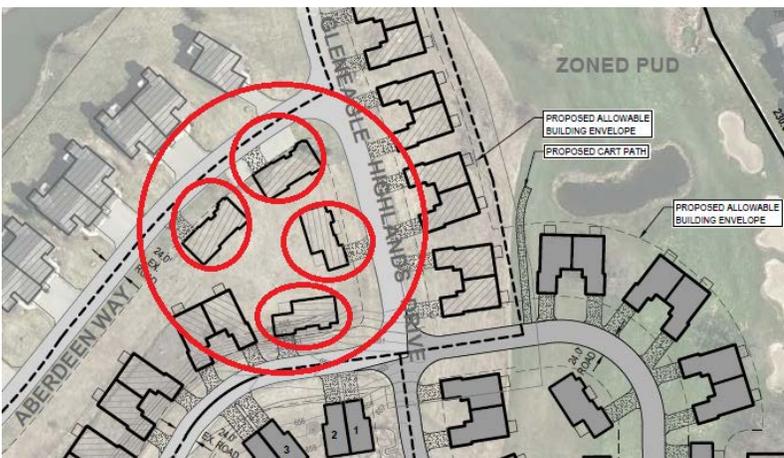
REQUEST- May 3, 2019

(ST1909) Glen Eagle PUD minor revision. David Woods is requesting minor revisions to the approved preliminary and final development plan for the number and design of units, as follows:

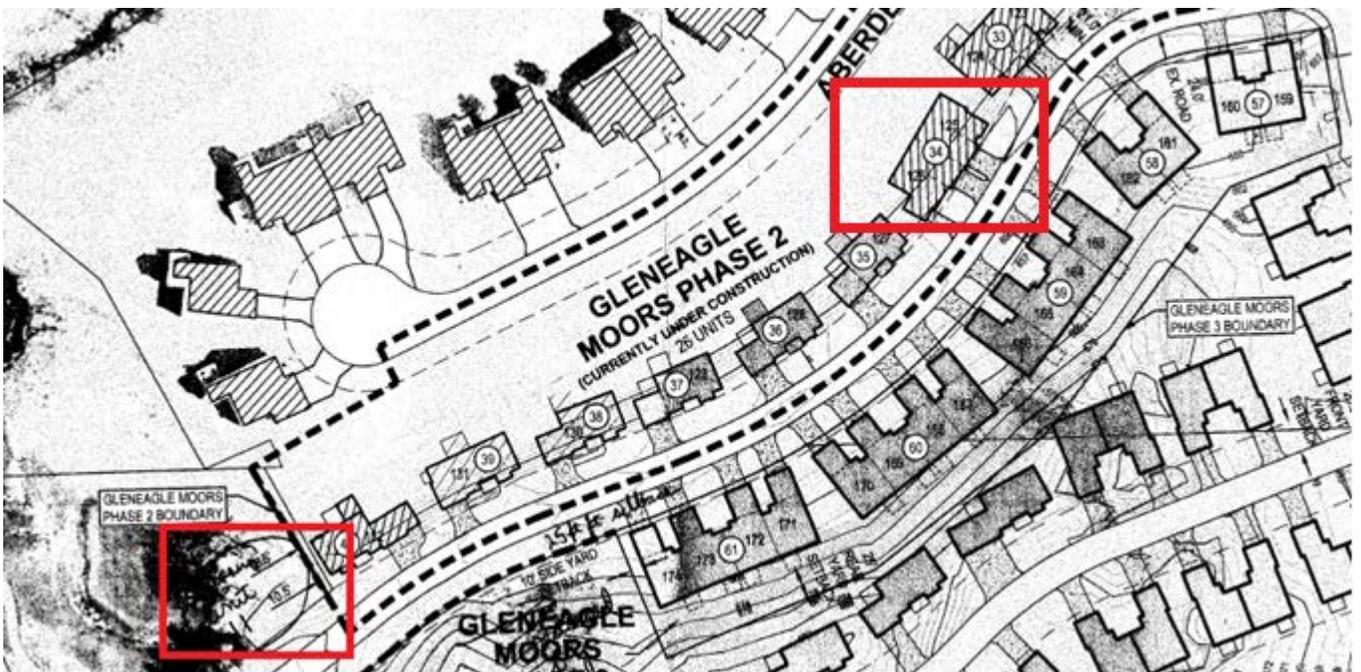
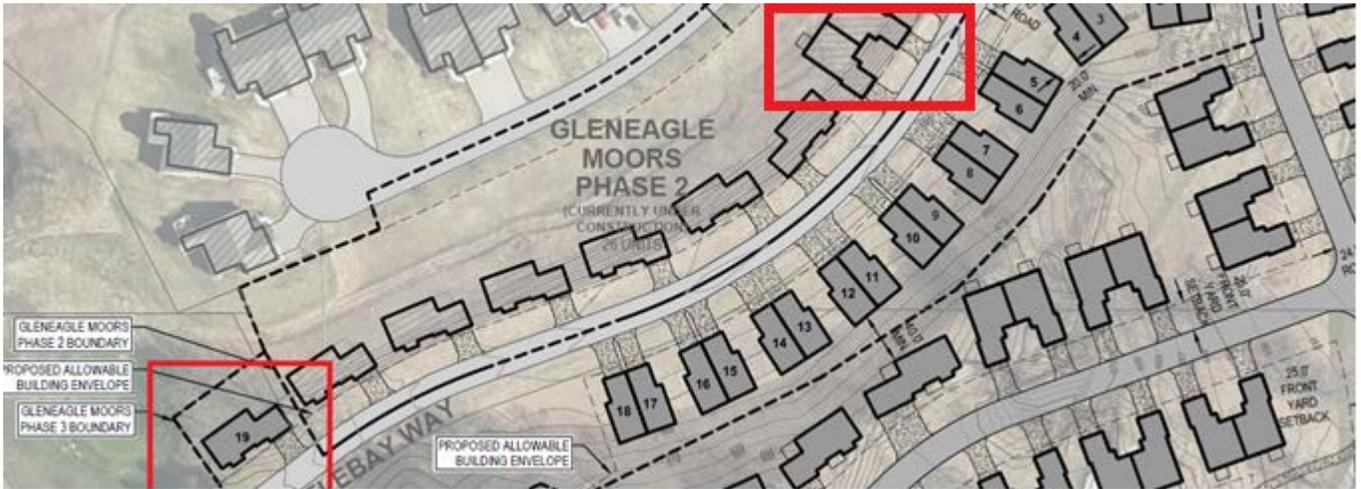
1. Two previous revisions were made and no formal application was submitted because it was a change within the building envelope with a reduction in the number of units. These were allowed as per the minutes) for:
 - a. Five units east of Gleneagle Highland Dr. were reduced to four. (**Reduction of one unit**)



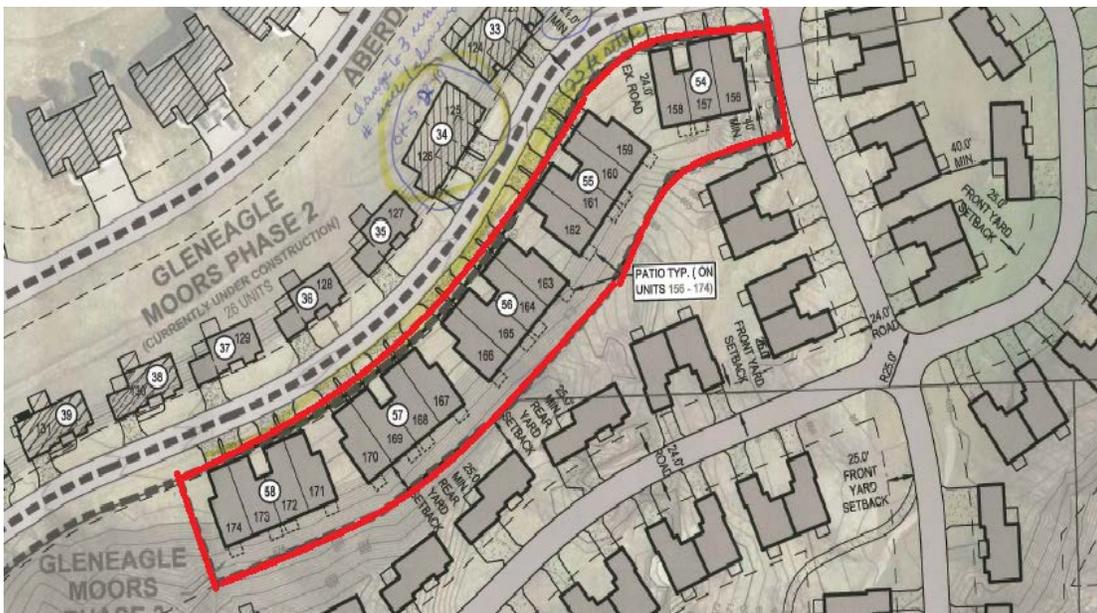
- b. Four single units west of Gleneagle Highland Dr. were changed to two duplex units. (**No reduction in the number of units**)



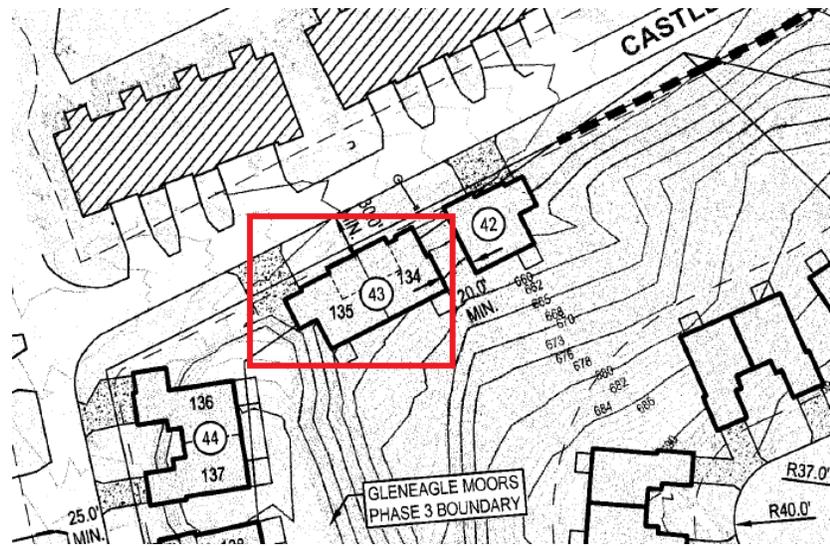
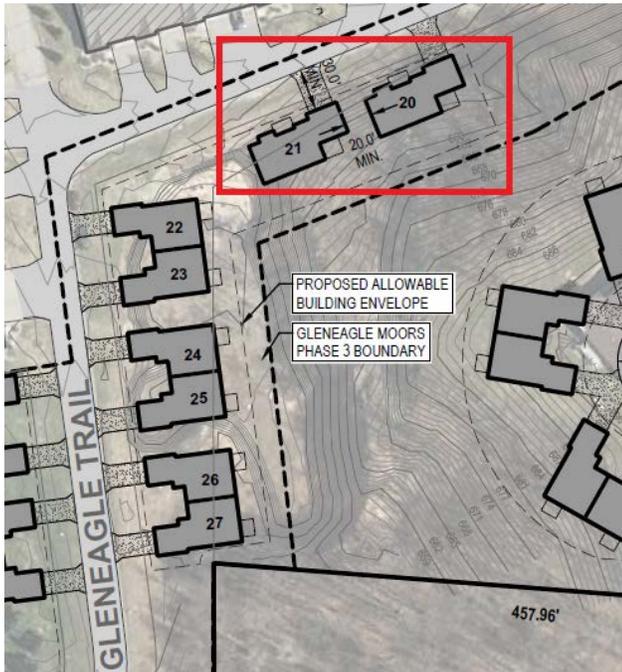
2. One single stand-alone unit removed from the end of Castlebay Way was eliminated and one duplex building was changed to a three unit building. (No net change in number of units)



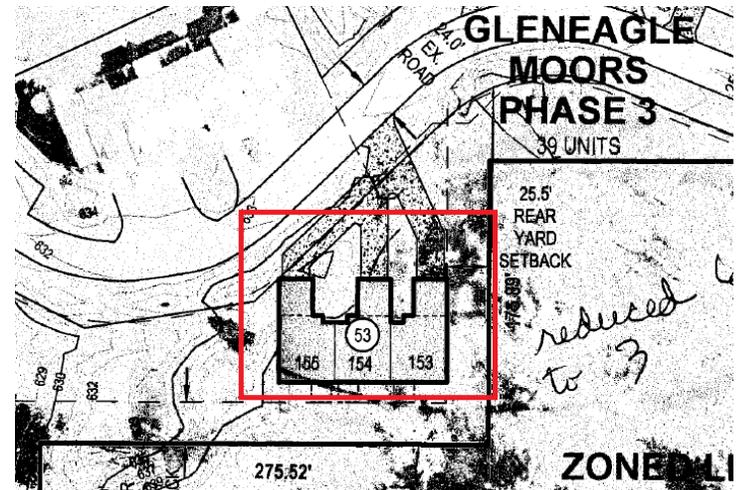
3. The previously approved nine duplex buildings (total of 18 units) on the south side of Castlebay Way (shown below from the previously approved preliminary plan) are proposed to be redesigned, along with an increase of one unit, to one tri-plex buildings (3 units), plus 4 four-plexes (16 units) for a total of 19 units (shown on the second map). This results in an overall net increase of one unit. Consequently, to keep the total of units from exceeding the number approved with the preliminary plan, there will be a reduction of one unit in the future phase 4, Gleneagle Highlands. Also note that these 19 units in the five buildings have a minimum front yard setback of 25 feet. The buildings across Castlebay Way were the **ONLY** units approved to have a 21 foot front yard setback.



4. A change from two single stand-alone buildings to one single stand-alone and one duplex unit. (Addition of one unit)



5. The elimination of two duplex buildings (4 units) and two single stand-alone units (2 units) to be replaced with one three-unit building (3 units). (Reduction of 3 units)



OVERALL UNIT COUNT

As per number 2 on the General Notes, phase 2 has 26 units and phase 3 has 42 units. The future phases of Gleneagle Highlands has 114 units.

NEW CONCEPT

The plan proposes a new concept of using building envelopes for the units (like a building envelope for a lot in a plat). The plan provides the maximum number of units allowed, the required minimum setbacks, and the required minimum distance between buildings. The building envelope is the area in which the units could be arranged (while meeting the minimum requirements) and staying within the overall number of units. This building envelope is shown on the plan, along with a proposed layout. With this concept of a building envelope, the units could be revised or rearranged from this layout in any fashion within the building envelope (without returning for revised site plan approval), as long as the number of units remains the same or less, as long as the minimum setbacks are met, and as long as the minimum distance between the buildings is met.



CONCLUSION

Even with the new concept of building envelopes, the changes proposed are to the types of buildings and number of units, requiring revised site plan approval because the changes were not only movement within the building envelope.

ADDITIONAL STIPULATION

The plan dated 2019.04.10 (sheet C-101) is the latest approved site plan. All future applications for construction shall comply with what is shown on this latest approved plan unless subsequent site plan approvals are sought and granted.

APPROVAL

The site plan dated 2019.04.10 (sheet C-101) for Gleneagle PUD, for Gleneagle Moors Phases 2 & 3 and Gleneagle Highlands Site Layout plan is approved **only** for the minor revisions as noted above. All other previous conditions and approvals remain in effect. Conditions of approval include the following:

1. **As shown on this plan, buildings numbered 54 to 58 shall have a minimum front yard setback of 25 feet. ONLY buildings numbered 31 to 40 have a minimum front yard setback of 21 feet off Castlebay Way.**
2. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of the first building permit application for buildings numbered 54 to 58..**
3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application. The PUD shall include language providing for the maintenance of the open space, including for a contingency if the golf course ceases to operate as a business.**
4. **Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**
5. **A demolition permit is required for the demolition of the existing houses on P.P. # 70-14-26-400-072, -047 and -024.**
6. **The two single family lots off the private drive off 8th Ave. are subject to lot split application submission and approval. Lot widths and areas shall be provided.**
7. **The single family development off 14th Ave. is subject to the platting process. The approval notes the possibility of lots 27 to 29; however, those lots will be subject to further final development approval and the platting process.**
8. **Additional landscaping shall be provided as follows:**
 - a. **Eleven trees along 8th Ave.**
 - b. **Eight trees along Parsons.**
9. **Sidewalk shall be provided adjacent to 8th Ave. and Parsons.**
10. **All fees owed shall be paid prior to the issuance of any future zoning compliance approvals issued and prior to any building permits issued.**
11. **Utilities are to be coordinated with the DPW and Drain Commissioner's office and as per the DPW, the following shall be completed before any future zoning compliance approvals are issued and before any building permits are issued:**
 - a. **The project shall abide by Georgetown Township specifications.**
 - b. **Sewer Laterals shall have solvent weld "Y's",**
 - c. **Sanitary sewer shall be televised after dewatering is pulled to insure no leaks.**

- d. Engineer Firm shall do all staking for sewer lateral and water locations. Also all red shall be done by engineer firm. Engineer firm shall provide as-built drawings and pdf of completed job. Georgetown now requires GPS coordinate locations on all lateral and valves.
- e. Dewatering plan shall be submitted and approved by OCRC. Approval shall be submitted to the Township.
- f. Bonding shall be provided.
- g. Proof of Liability Insurance – naming Georgetown as additional insured shall be submitted to the Township.
- h. A preconstruction meeting shall be held.
- i. Sewer Laterals that need Main Line Risers (MLR) and Property Line Risers (PLR)
 - 46, 47, 48, 49, 50, 51, 52, 53.
- j. Sewer Laterals that need PLR.
 - 42, 43, 44.
 - Lateral for Bldg. 42 – Township does not allow into manholes – will need to check options
- k. Sewer Laterals
 - 54, 55, 57
- l. 42 units x \$75 = \$3,150 – inspection and review fees shall be paid.
- m. 4 – 11/2” water taps @ \$3,500 each = \$14,000
 - Units 53, 54, 55, 57
- n. 10 – 1” water taps @ \$2,150 each = \$21,500
 - Units 42, 43, 44, 46, 47, 48, 49, 50, 51, 52.
- o. Total due to Georgetown = \$38,650
- p. Possible hydrant relocate by bldg. 47 and 48 – The plans provided do not show the hydrant in relationship to these 2 buildings –this information is needed. If the hydrant needs to be moved cost is \$8430.00 add to the above cost if hydrant is not in between 47 and 48.